

025.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,006,200 / 1,006,200

APPRAISED: 1,006,200 / 1,006,200

USE VALUE: 1,006,200 / 1,006,200

ASSESSED: 1,006,200 / 1,006,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		TROWBRIDGE ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BRADLEY DIANE R/LIFE ESTATE

Owner 2:

Owner 3:

Street 1: 54 TROWBRIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: BRADLEY DIANE R/LIFE ESTATE -

Owner 2: -

Street 1: 54 TROWBRIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2444 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								16495
Entered Lot Size								GIS Ref
								GIS Ref
Total Land:								Insp Date
Land Unit Type:								09/09/17

1 of 1

CARD

ARLINGTON

APPRAISED: 1,006,200 / 1,006,200	USE VALUE: 1,006,200 / 1,006,200	ASSESSED: 1,006,200 / 1,006,200
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12035!

PRINT	Date	Time
	12/10/20	17:33:00
LAST REV	Date	Time
	03/07/18	11:08:24
	apro	

Prior Id # 1: 16495
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Parcel ID 025.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	545,800	4600	5,000.	456,000	1,006,400	1,006,400	Year End Roll	12/18/2019
2019	104	FV	409,600	4600	5,000.	484,500	898,700	898,700	Year End Roll	1/3/2019
2018	104	FV	409,600	4600	5,000.	353,400	767,600	767,600	Year End Roll	12/20/2017
2017	104	FV	385,000	4600	5,000.	307,800	697,400	697,400	Year End Roll	1/3/2017
2016	104	FV	385,000	4600	5,000.	262,200	651,800	651,800	Year End	1/4/2016
2015	104	FV	344,600	4600	5,000.	256,500	605,700	605,700	Year End Roll	12/11/2014
2014	104	FV	344,600	4600	5,000.	210,900	560,100	560,100	Year End Roll	12/16/2013
2013	104	FV	358,000	4600	5,000.	200,600	563,200	563,200		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADLEY DIANE	69369-492		6/1/2017	Convenience		1	No		
BRADLEY WILLIAM	34290-285		12/11/2001	Family		1	No		
	13521-633		8/1/1978		60,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2002	781	Siding	12,900	C				INSTALL VINYL SIDI
11/8/2000	882	Redo Kit	8,000	C				
4/27/1993	133	Porch	12,000					REPLACE PORCHES

## ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
2/3/2003	External Ins	PM	Peter M
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																						
Type: 13 - Multi-Garden	2	Rating: Good																																																																																																																
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																																																																																																													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																													
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																													
Sec Wall:		%		OthrFix:	Rating:																																																																																																													
Roof Struct: 1 - Gable																																																																																																																		
Roof Cover: 1 - Asphalt Shgl																																																																																																																		
Color: GRAY																																																																																																																		
View / Desir:																																																																																																																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																																																																																																										
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2																																																																																																								
Year Blt: 1921	Eff Yr Blt:			A Kits: 1	Rating: Very Good			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																									
Alt LUC:	Alt %:			Fpl: 2	Rating: Good			Other																																																																																																										
Jurisdct: G4	Fact: .			WSFlue: 1	Rating:			Upper																																																																																																										
Const Mod:								Lvl 2																																																																																																										
Lump Sum Adj:								Lvl 1																																																																																																										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>Lower</b>																																																																																																										
Avg Ht/FL: STD				Location:				Totals	RMs: 10	BRs: 4	Baths: 2	HB																																																																																																						
Prim Int Wall: 2 - Plaster				Total Units:																																																																																																														
Sec Int Wall:		%		Floor:																																																																																																														
Partition: T - Typical				% Own:																																																																																																														
Prim Floors: 3 - Hardwood				Name:																																																																																																														
Sec Floors:		%																																																																																																																
Bsmnt Flr: 12 - Concrete																																																																																																																		
Subfloor:																																																																																																																		
Bsmnt Gar:																																																																																																																		
Electric: 3 - Typical																																																																																																																		
Insulation: 2 - Typical																																																																																																																		
Int vs Ext: S																																																																																																																		
Heat Fuel: 2 - Gas																																																																																																																		
Heat Type: 5 - Steam																																																																																																																		
# Heat Sys: 2																																																																																																																		
% Heated: 100		% AC:																																																																																																																
Solar HW: NO		Central Vac: NO																																																																																																																
% Com Wall		% Sprinkled:																																																																																																																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																																																																																						
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3	Garage	D	Y	1	19X18	A	AV	1921		22.31	T	40	104			4,600		4,600																																																																																																
More: N				Total Yard Items: 4,600				Total Special Features:				Total: 4,600																																																																																																						
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